



NOTICE OF PUBLIC HEARING
City of Manistee Planning Commission

The City of Manistee Planning Commission will hold a Public Hearing in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan to consider a request from:

NAME: Best Drug Rehabilitation
TIA Corporation c/o Slot Law Group PLLC
77 Monroe Center NW, Suite 700
Grand Rapids, MI 49503

LOCATION
OF REQUEST: 900 Vine Street

ACTION
REQUESTED: Special Use Permit for Mixed Use (Medical or Dental office, Place of Public Assembly Large that includes an Eating and Drinking Establishment)

DATE/TIME
OF HEARING: Thursday, January 7, 2016 at 7 pm

Interested parties are welcome to attend the hearing, or written comments with signature can be submitted to: Denise Blakeslee, Planning & Zoning Administrator, City of Manistee, 70 Maple Street, Manistee, MI 49660, (231) 398-2805.

A copy of the application is on the following pages.



December 8, 2015

Ms. Denise Blakeslee
Planning and Zoning Administrator
City of Manistee
70 Maple Street
Manistee, MI 49660

RE: Best Drug Rehabilitation Special Use Permit Request
900 Vine Street, City of Manistee, Manistee County, Michigan

Dear Ms. Blakeslee:

Included with this cover letter, please find twelve (12) copies of the Proposed Site Plan for the desired Special Use Permit related to improvements to 900 Vine Street, Manistee, Michigan. The improvements shown on the attached plan are to accommodate the desired Best Drug Rehabilitation facility planned for the site. Included with the submission is the following:

1. Special Use Permit Application
2. Check for \$750 to cover application fee
3. Detailed Narrative for the project
4. Stormwater Management Calculations
5. Preliminary Plan Set (24x36)

These items are being submitted for review at the January 7, 2015 Planning Commission meeting.

Should you have any questions or need any additional information, please do not hesitate to contact me at (616) 575-5190.

Sincerely,

Kyle D. Wilson, P.E.
Project Engineer

K:\2015\152\15201654\OUTGOING\2015.12.10 Special Use Submittal package\cover letter.2015.12.8.DOC



Planning Commission/Planning & Zoning

City Hall

70 Maple Street

Manistee, MI 49660

231.398.2805 (phone)

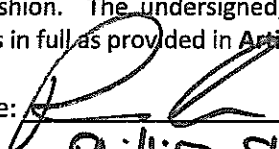
231.723.1546 (fax)

Special Use Permit Application

A Detailed Site Plan is required for all Special Uses

Please Print

Submission of Application			
<p>Applications must be submitted 25 days prior to the meeting for review for completeness. Applications shall be submitted through the Zoning Administrator to the Planning Commission. Each application shall be accompanied by the payment of a fee \$750.00 and any applicant escrow payments as required by Section 2701 and in accordance with the schedule of fees adopted by the City Council to cover the costs of processing the application. An application shall be submitted to the Zoning Administrator on a Special Use application form. A Special Use application shall be placed on the agenda of the Planning Commission by the Zoning Administrator within thirty (30) days of the submission of a complete application prepared in accordance with this Zoning Ordinance. An application, which is incomplete or otherwise not in compliance with this Ordinance, shall be returned to the applicant. No application shall be processed until properly prepared and submitted and all required fees and escrow payments paid in full.</p>			
Property Information			
Address: 900 Vine Street		Parcel # 51-748-731-01; 51-748-731-0T3; 51-748-731-05	
Applicant Information			
Name of Owner or Lessee: TIA Corporation c/o Slot Law Group, PLLC			
Address: 77 Monroe Center NW, Suite 700, Grand Rapids, Michigan 49503			
Phone #: 616-456-5457	Cell#: 616-780-6632	e-mail: pslot@slotlaw.com	
Name of Agent (if applicable):			
Address:			
Phone #:	Cell#:	e-mail:	
Data Required/Project Information			
Land Area: 0.78 acres		Zoning Classification: R-2	
Present/proposed Land Use: existing vacant building			
Attach a Detailed Narrative for the following			
<input checked="" type="checkbox"/>	A letter or signed narrative describing in detail the proposed special use and detailing why the location selected is appropriate.		
<input checked="" type="checkbox"/>	Applicant's statement of the expected effect of the special use on emergency service requirements, schools, storm water systems, sanitary sewer facilities, automobile and truck circulation patterns, and local traffic volumes.		
<input checked="" type="checkbox"/>	Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be required by this ordinance, by the City Zoning Administrator or the Planning Commission; including, but not limited to, measures which will be undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the development on the surrounding properties; elevations on all buildings, including accessory buildings; and, an environmental assessment.		
<input checked="" type="checkbox"/>	Supporting statements, evidence, data, information and exhibits that address the standards and requirements for assessing Special Use permit applications as provided in Section 1802 .		

Additional Information		
<p>Any additional information deemed necessary for the Planning Commission to determine the impact of the proposed Special Use on the adjacent properties, public infrastructure, and community as a whole. Such information may take the form of, but is not limited to, a traffic impact analysis as required by Section 2203, E, 2, an environmental assessment as required by Section 2203, E, 1, a market study as required by Section 2203, E, 3, or reports and/or testimony by officials representing state, county or local departments of public safety (police and fire), health, highways or roads, and/or environment.</p>		
<p>Special Use review procedures. An application for Special Use Approval shall be processed in accordance with Section 1801.C.</p>		
<p>Issuance of a Special Use permit. Special Use Permits shall be issued in accordance with Section 1801.D.</p>		
<p>Appeals. No decision or condition related to a Special Use application shall be appealed to the Zoning Board of Appeals. An appeal of a Special Use decision or condition may be taken to Circuit Court.</p>		
<p>Duration of Approval. The Special Use permit shall become effective upon Planning Commission approval and in accordance with Section 1801.F.</p>		
<p>Amendments. Amendments to Special Use permits shall be handled in the same manner as the initial Special Use permit application. Minor non-substantive changes to a site plan in accordance with Section 2208 may be made to an existing Special Use permit with the approval of the Zoning Administrator.</p>		
<p>Transfers. Transfers shall be handled in accordance with Section 1801.H.</p>		
<p>Expiration. A Special Use permit shall be valid for as long as the approved use continues in accordance with the terms and conditions of the approved permit. The Special Use permit will expire on the occurrence of one or more of the following conditions:</p> <ol style="list-style-type: none"> 1. If replaced or superseded by a subsequent permitted use or Special Use permit. 2. If the applicant requests the rescinding of the Special Use permit. 3. If a condition of approval included stipulation to expire the Special Use permit by a certain date. 4. If the use is abandoned, moved or vacated for a period of one year. 		
<p>Violations. Violations shall be handled in accordance with Section 1801.J.</p>		
Authorization		
<p>CERTIFICATION AND AFFIDAVIT:</p> <p>The undersigned affirm(s) that he/she/they is/are the <input type="checkbox"/> owner, <input type="checkbox"/> leasee, <input type="checkbox"/> owner's representative, <input type="checkbox"/> contractor involved in the application; and that the information included in this application is correct. Further, if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacts will be completed in a timely fashion. The undersigned, by signing the Application, agrees to pay any and all fees and escrow payments in full as provided in Article 27.</p>		
<p>Signature: <u></u></p>		<p>Date: <u>12/8/15</u></p>
<p>Signature: <u>Philip Slot Attorney In Fact</u></p>		<p>Date: _____</p>
<p><i>If applicant is Incorporated or a Limited Liability Corporation a copy of the Articles of Incorporation are to be submitted with application.</i></p>		
<p><input checked="" type="checkbox"/> By checking this box permission is given for Planning Commission Members to make a site inspection if desired.</p>		
<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Please indicate if the applicant will be tax exempt, applying and/or eligible for tax abatements, credits or deferments for this proposed project. If Yes, explain:</p>		
Office Use Only		
<p>Fee: <input checked="" type="checkbox"/> \$750.00 <input type="checkbox"/> \$ _____</p>	<p>Escrow Payment</p>	<p>Receipt #</p>
<p>Date Received:</p>	<p>Hearing Date:</p>	<p>PC -</p>

Applicant:		
Submission Guidelines		
<p>Detailed site plan shall include twelve (12) copies of all required information including any documents rendered in color and a digital PDF of the Site Plan shall be forwarded to the Planning and Zoning Department. Unless specifically waived by the Zoning Administrator the site plan shall be prepared by an Engineer, Architect, Landscape Architect or Surveyor licensed to work in Michigan and shall include and illustrate at a minimum the following information:</p>		
Waived Initials	Included	Detailed Site Plan Requirements
	<input type="checkbox"/>	The site plan shall be prepared by an Engineer, Architect, Landscape Architect or Surveyor licensed to work in Michigan
	<input type="checkbox"/>	A scale drawing of the site and proposed development thereon, including the date, name, address and professional seal of the preparer. In no instance shall the scale of the drawing be greater than one inch equals 20 feet nor less than one inch equals 200 feet. One copy shall be submitted in a photo-reduced form on 17" x 11" paper.
	<input type="checkbox"/>	The scale of the drawing and north arrow
	<input type="checkbox"/>	A vicinity map illustrating the property in relation to the surrounding street system.
	<input type="checkbox"/>	Topography of the site and its relationship to adjoining land illustrated at 2-foot contours and including an area extending 100 feet from the parcel boundary.
	<input type="checkbox"/>	Existing man-made features, including buildings, fences, landscaping, parking, screening and the locations, heights and footprint of each.
	<input type="checkbox"/>	Illustration of all proposed improvements and buildings, fences, landscaping, parking and screening, including location, height, footprint of each.
	<input type="checkbox"/>	Setback lines and their dimensions.
	<input type="checkbox"/>	Percentage of land covered by buildings and impervious surfaces and that reserved for open space.
	<input type="checkbox"/>	Dwelling unit density where pertinent; including a density schedule demonstrating number of each dwelling type, if applicable.
	<input type="checkbox"/>	Project phasing, if applicable.
	<input type="checkbox"/>	Location of public and private rights-of-way and easements contiguous to and within the proposed development which are planned to be continued, created, relocated or abandoned, including grades and types of construction of those upon the site.
	<input type="checkbox"/>	Curb-cuts, driving lanes, parking and loading areas, including the number of parking spaces and parking calculations; vehicular circulation patterns and features, location and size of all parking spaces and the identification of service lanes and parking.
	<input type="checkbox"/>	Curb-cuts and driveways on adjacent properties.
	<input type="checkbox"/>	Location and type of drainage, sanitary sewers, storm sewers and other facilities, including surface and subsurface drainage for all impermeable surfaces on the site and all drainage calculations.
	<input type="checkbox"/>	Existing and proposed water main, sanitary and storm sewer, natural gas, electric, telephone, cable television and other utilities, the proposed location of connections to existing utilities and any proposed extensions thereof.
	<input type="checkbox"/>	Proposed changes to the topography of the site illustrated at no greater than two (2) foot contours.
	<input type="checkbox"/>	Soil erosion and sediment control measures which shall include preventative soil erosion devices or measures, both during and after any site work related to the development.
	<input type="checkbox"/>	Detail on proposed signage including an illustration of all proposed signs, their surface area, height and nature of illumination, in accordance with Article 21 .
	<input type="checkbox"/>	A lighting plan in conformance with Section 525 .
	<input type="checkbox"/>	A written and illustrated landscape plan prepared in accord with Section 531 of this Zoning Ordinance.
	<input type="checkbox"/>	If the parcel is a result of a parcel division undertaken after the adoption of this Ordinance, the site plan shall illustrate all structures and buildings, drawn to scale located on the previously undivided property.
	<input type="checkbox"/>	Any additional material information necessary to consider the impact of the project upon adjacent properties and the general public as may be requested by the Zoning Administrator or the Planning Commission.
	<input type="checkbox"/>	Any required approvals, permits, changes or modifications required by any applicable regulatory agency.
	<input type="checkbox"/>	Special Groundwater Protection. [If applicable – requirements will be provided]

DETAILED NARRATIVE BEST DRUG REHABILITATION

Description of the proposed special use:

The proposed improvements of the site at 900 Vine Street include modifications to the existing building to provide a facility that will offer a meeting place for Alcoholics Anonymous (AA) and Narcotics Anonymous (NA). In addition to the AA and NA meetings, the building will be used as a location for intensive outpatient (IOP) meetings.

In addition to the building modifications, site work is proposed to maximize available parking on the site. The proposed site plan provides 51 parking spaces along the east and south side of the building utilizing existing curb cuts off 9th Street and Vine Street. The lot will be improved by providing a paved surface, catch basins and storm sewers for surface drainage, and an underground detention system to provide storm water management in accordance with the City of Manistee storm water control ordinance.

Statement of expected effect of special use on emergency service requirements:

The proposed Best Drug Rehabilitation facility will not have any adverse effects on schools, storm water systems, sanitary sewer facilities, automobile and truck circulation patterns, and local traffic volumes.

Additional information necessary:

During site work, measures will be taken to address soil erosion and sedimentation control (sesc). These include installation of silt fencing where prudent, installation of silt sacks in catch basin structures, and topsoil, seed, fertilizer and mulch of disturbed areas. Construction will be in accordance with all City requirements and ordinances, including any noise ordinances. The project will not result in adverse impacts on surrounding properties, buildings or result in any adverse environmental impacts. As noted on plan sheet C-205, any site signs or lighting will be in accordance with the City of Manistee zoning ordinance requirements. The plan also provides a landscape buffer strip of bushes along the south property line, to screen the new parking lot from the property to the south.

Supporting Statements:

We believe the enclosed plans provide the information necessary for the City to review in accordance with the Special User permit application provided in the City's Zoning Ordinance, Section 1802. The following paragraphs and discussions have been prepared by the applicant to address Special Use Permit requirements and the request for Special Use Permit for Mixed Use that includes a Medical/Dental office, Place of Public Assembly Large that includes Eating and Drinking (Kitchen). As noted, the following addresses the items requested by the City of Manistee in their November 5, 2015 letter to Mr. Matt Phares of Nederveid, Inc.:

SUPPLEMENTAL NARRATIVE (AS PROVIDED BY APPLICANT)
BEST DRUG REHABILITATION

Present and Past Use of the Property

The proposed project is located at 900 Vine Street, Manistee, Michigan (the "Project"). The Project was formerly used as an eating and drinking establishment (restaurant). The property is currently vacant and unused. The Project is located in a residential neighborhood and zoned R-2 (medium density residential). The property owner and applicant, TIA Corporation ("Applicant") intends to lease the property to one tenant. The Project will be used as a mixed-use space for meetings, office and as a medical clinic as described in further detail below.

Special Use Requirements

Under Section 9 (R-2 Medium Density Residential) of the City of Manistee Zoning Ordinance (the "Ordinance"), the proposed use does not constitute a permitted use. Thus this application is brought to permit the operation of a Special Use under Section 9 of the Ordinance. The property is located on Vine Street, which is a "key street" within the meaning of the Ordinance. This permits the application of additional special uses. This application for special use is brought pursuant to Sections 1858 (Mixed Use), 1868 (Place of Public Assembly), 1853 (Medical or Dental Office) and 1835 (Eating and Drinking Establishment) of the Ordinance which are listed as approved special uses under Section 902 of the Ordinance. Those specific uses are discussed in greater detail below.

Under Michigan law, MCL 125.3504(1) states that "[i]f the zoning ordinance authorizes the consideration and approval of special land uses ... or otherwise provides for discretionary decisions, the regulations and standards upon which those decisions are made shall be specified in the zoning ordinance." Here, the decision will be controlled by Section 1800 of the Ordinance. This application is being submitted pursuant to that section.

Section 1802 of the Ordinance provides that in deciding whether to grant or deny the special use permit, the Planning Commission must determine that the Project is consistent with the following standards:

1. The Special Use shall be consistent with the adopted City of Manistee Master Plan.
2. The Special Use shall be designed, constructed, operated and maintained to be consistent with the existing or intended character of the general vicinity and such use will not change the essential character of the area in which it is proposed.
3. The Special Use shall not be hazardous or disturbing to existing or future uses in the same general vicinity and in the community as a whole.
4. The Special Use shall be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, storm water drainage, refuse disposal, water and sewage facilities, and schools; or persons or agencies responsible for the establishment of the proposed use shall provide adequately for such services.
5. The Special Use shall not create excessive additional requirements at public cost for facilities and services and will not be detrimental to the economic welfare of the community.

6. The Special Use shall not involve uses, activities, processes, materials and equipment or conditions of operation that will be detrimental to any person, property or general welfare by reason of excessive production of traffic, noise, vibration, smoke, toxic emissions, fumes, glare, or odors.

7. The Special Use shall meet the intent and purpose of the Zoning Ordinance; be related to the standards established in the Ordinance for the land use or activity under consideration; and will be in compliance with these standards.

Description of the Proposed Special Use

Section 1858 (Mixed Use): This application is being brought pursuant to section 1858 of the Ordinance as a "Mixed Use Development". The proposed mixed use is three categories which are integrated into this one facility: 1) Medical or Dental office under Section 1853 of the Ordinance; 2) Place of Public Assembly under Section 1868 of the Ordinance; and 3) an Eating and Drinking Establishment Under Section 1835 of the Ordinance.

Section 1868 (Place of Public Assembly): The facility will be used as a meeting place for Alcoholics Anonymous and Narcotics Anonymous meetings. Meetings will involve at least 30 people. These AA and NA meetings will be open to the public although there may be some required segregation between patients and members of the public, including but not limited to a partition or different scheduling for meetings.

In addition to AA and NA meetings, the facility will be used as a location for intensive outpatient ("IOP") meetings and counseling and therapy sessions. Those sessions may involve licensed counselors who will counsel groups of patients. IOP meetings are recommended for those patients who do not need medically-supervised detox. IOP enables people in recovery to continue their recovery following a successful detox, on a part-time basis. An IOP program is designed to allow the patient to accommodate work and family life. In an IOP program, the patients may live independently.

Section 1853 (Medical or Dental Offices): This use largely overlaps with the use described under Section 1868. In addition to the use outlined above, the facility will have workstations and office space to support counselors and staff who oversee and manage these meetings as well as ancillary office support including staff responsible for data entry and medical record keeping purposes.

Section 1835 (Eating and Drinking Establishment). Finally, the existing kitchen facilities in the building will provide food or snacks for the patients during the meetings. Note that food will not be sold to the members of the public as to avoid the requirement of inspections by the health department. Food, if any, will be given free of charge, to the people in the meetings. Alcohol would not be sold on the premises and any alcohol use and possession on the premises would be strictly prohibited.

Propriety of the Site for the Proposed Use

The site is ideal for the proposed Project. The site was formerly a restaurant and has large areas for people to gather and a kitchen for food service. These open spaces will serve as meeting space for AA and NA meetings and IOP therapy sessions as described above.

In the event that the Project is denied the building is unlikely to be put to another beneficial use as the potential uses for such a space are limited by the zoning restrictions of the R2 zone. .

It is foreseeable that ten additional staff will be hired to work in the building should the Project be approved. These employment opportunities are valuable to the Manistee community.

The proposed use will typically operate during normal business hours from approximately 8 am to 6 pm. In addition, there may be occasional AA or NA meetings after 6 pm, but most of the activity at the project will be during daytime hours. A restaurant or bar would likely have nighttime externalities which could disturb the residential neighborhood at night. The proposed use will not have that impact.

The building is close to Best Drug Rehabilitation's other facility at 300 Care Center Drive. This proximity makes the building a desirable location for the proposed tenant.

The AA and NA meetings will be available to members of the public. Clearly the City of Manistee has an interest in combating drug and alcohol addiction within the community. The proposed tenant believes in giving back to the community and will offer this benefit to the public and to the local community. As outlined above, alcohol possession and use would be prohibited on the premises.

Analysis of the Impacts of the Proposed Project

Pursuant to Section 1801(B)1(f), the Application must outline the expected effect of the special use on emergency service requirements, schools, storm water systems, sanitary sewer facilities, automobile and truck circulation patterns and local traffic volumes.

1). Emergency Services. IOP patients reside in the surrounding community, but attend daily counseling sessions to continue their recovery for drug and alcohol addiction. These individuals have completed medical detoxification, and their treatment plan at this phase does not include intensive medical treatment. Instead the treatment is therapy and continued group support through NA or AA. Thus, it is highly unlikely that any of the patients will have greater medical needs or emergency services than any other population of people. For this reason, the Project should not create any excessive strain on emergency services. Moreover, the Applicant will work with the Fire Department to ensure that adequate fire safety and occupancy conditions are set for the property.

2). Schools. The proposed use will not have patients who are of age to attend public k-12 schools. Thus, there will be no impact on the local school systems or bussing services. The nearest school

3). Storm Water Systems. The Project is a currently existing structure with a non-conforming parking lot and storm water management system. As outlined in the attached site plan, the Project outlines storm water management calculations and provides a detailed plan for paved surfaces, catch basins and storm sewers for surface drainage, including an underground detention system. These improvements will do much to improve the storm water system for the site, and will create an appropriate system to address water that would otherwise contribute to uncontrolled surface runoff.

4. Sanitary Sewer System. The Project is serviced by two sets of restroom facilities as shown in the attached **Exhibit A**. These restroom facilities were existing when the structure was a restaurant. The proposed use will have no greater impact than the prior use, and there is no reason to believe that there would be any material impact on the sanitary sewer system in the area.

5. Automobile and Truck Circulation Patterns and Local Traffic Volumes. As outlined above, the Project will lead to the creation of 10 new jobs in the City of Manistee. This will create approximately 3 trips per day per employee. In addition, there will be an estimated 10 daily trips from the Best Drug Rehab Facility at 300 Care Center Drive, Manistee, Michigan to the Project. This means that there will be approximately 40 total trips for employees per day.

Patients will arrive at the facility by Nine AM. Patients will be parking at the facility located at 300 Care Center Drive and will be shuttled by a van to the Project for the meetings. This will reduce local traffic through the neighborhoods. It is anticipated that there will be approximately two sessions per day for a total of approximately 10 total trips for shuttle vans per day.

Finally, members of the public are welcome to attend AA and NA meetings. We anticipate that approximately 2-10 members of the public will attend these meetings, which will occur once every business day. Most people who attend NA or AA do not drive due and are dropped off by friends or family. Thus, we anticipate approximately 7 trips per day from members of the public.

There will be delivery of office supplies, textbooks, printers, ink, etc. to the facility. In addition, there may be limited deliveries of food, although it is not anticipated that food service will be a significant part of the activities at the site. Finally, there will be waste removal and other routine deliveries (Federal Express, UPS, etc.). Therefore we estimate a total of 3-4 commercial deliveries during regular business hours.

6). Parking. Because patients are being shuttled to the Project, the proposed 51 parking spaces should be more than adequate to accommodate parking needs for the Project. Assuming there are ten employee vehicles, 10 vehicles for members of the public and

shuttle busses, then there are an additional 30 spaces to accommodate overflow. For this reason, the Applicant maintains that the proposed parking should be more than adequate to service the Project. The proposed parking lot uses up almost all of the vacant space on the property. Additional parking space would have to be purchased, leased or acquired from third parties, including Morton Salt, which owns the parcel to the west of the building. Morton Salt is a very large company and has not been responsive to our inquiries regarding additional parking. For this reason, we believe that obtaining additional parking could be very difficult, if not impossible.

Site Modifications

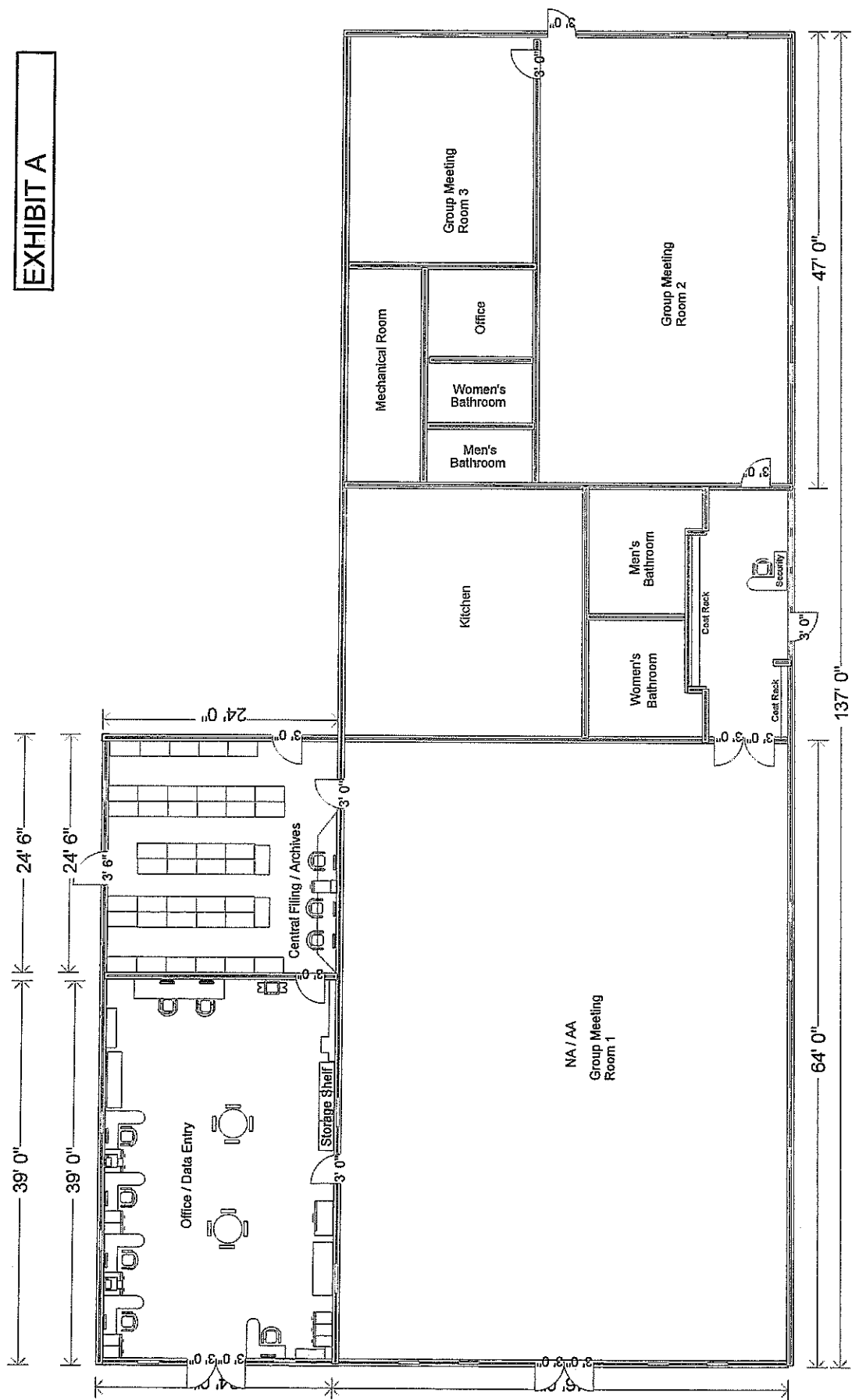
The interior floor plan of the building will remain unchanged. The intended uses of the interior spaces are detailed in the attached **Exhibit A**. The changes to the interior spaces, if any, are minor or cosmetic in nature.

In addition to the building modifications, site work is proposed to maximize available parking on the site. The proposed plan is enclosed herewith and provides 51 parking spaces along the east side of the building utilizing existing curb cuts off 9th Street and Vine Street. The lot will be improved by providing a paved surface, catch basins and storm sewers for surface drainage, and an underground detention system to provide storm water management in accordance with the City of Manistee storm water control ordinance. The modifications to the site are shown in detail in the enclosed site plan.

Additional Information

During site work, measures will be taken to address soil erosion and sedimentation control (sesc). These include installation of silt fencing where prudent, installation of silt sacks in catch basin structures, and topsoil, seed, fertilizer and mulch of disturbed areas. Construction will be in accordance with all City requirements and ordinances, including any noise ordinances. The Project will not result in adverse impacts on surrounding properties, buildings or result in any adverse environmental impacts.

EXHIBIT A



DRAINAGE DESIGN CHECKLIST FOR ACCESSING STATE TRUNKLINES

This checklist should assist the MDOT Utility Permit Engineers' review of permits and help each applicant's engineer submit adequate drainage design information. MDOT's Drainage Manual (DM), should be used as the primary reference for hydrologic and hydraulic calculations. The DM can be found at the following web address: <http://www.michigan.gov/stormwatermgt>

Required Information

- ☒ Plans of proposed storm water conveyance system
- NA ☐ Outlet control details
- NA ☐ Connection details to MDOT system
- ☒ Hydrologic and hydraulic design calculations
- ☒ Certification Statement (Signed by a Michigan Registered Professional Engineer)
- ☒ Contour Map (100-Year Storm Event)

Required Information for Detention/Retention Basins

- NA ☐ Elevation vs storage table or curve
- NA ☐ Elevation vs discharge table or curve
- NA ☐ Soil boring information showing groundwater elevations, permeability tests shall be performed for infiltration basins

Additional Information

- ☐ Public Drainage Easement(s)
(Required when multiple properties share the proposed drainage system)
- ☐ NPDES Storm Water Industrial Permit (Certificate of Coverage)
(Required when storm water discharge associated with industrial activities defined by 40 CFR 122.25(b)(14)).
- ☐ Energy Dissipation details to control outlet velocities
(Required when proposed velocity is greater than 6 fps)
- ☐ Outlet shut off details for water quality purposes
(Required when the possibility for a potentially hazardous material spillage exists)
- ☒ Local Requirements
(Required when either flows or storage volumes are more restrictive than MDOT's requirements)
- ☐ Input and output reports for all range of flows
(Required when computer application is used)

Flood Routing Method

- ☐ NRCS TR55 Graphical
- ☐ NRCS TR55 Tabular
- ☐ TR20
- ☒ Rational Method
(Acceptable when the drainage area is less than 20 acres, and the duration is equal to time of concentration)
- ☐ HEC-1
- ☐ Modified Rational Method
(Acceptable when the drainage area is less than 20 acres, and the duration is equal to time of concentration)
- ☐ Other (specify) _____

Water Quality

- ☒ Discharge to MDOT's stormwater system will not cause a violation of MDOT's National Pollution Discharge Elimination System storm water discharge permit.

DRAINAGE DESIGN CHECKLIST FOR ACCESSING STATE TRUNKLINES

Data Summary

ALL FIELDS SHALL BE COMPLETED!

Frequency	Existing flow to MDOT ROW		Proposed flow to MDOT ROW						
			Without <u>detention</u>			With required detention***			
	Discharge (cfs)	Run off Volume (cft)	Discharge (cfs)	Velocity * (ft/s)	Run off Volume (cft)	Discharge (cfs)	Velocity (ft/s)	Required Storage Volume** (cft)	Water Surface Elevation (ft)
10-year Storm Event	0.9	2,875	1.6	N/A	5,881				
50-year Storm Event	1.3	4,304	2.4	N/A	8,560	1.3	3.0	4,256	
100-year Storm Event Harmful Interference Evaluated	1.5	5,023	2.7	N/A	9,915				
Drainage Area (Acres)	0.5								
Design Storage Volume (cft)								4,256	

* Not applicable (N/A) if "sheet flow" into MDOT right of Way, or detention is proposed.

** Difference in volume between the proposed and existing conditions.
i.e. Required Storage Volume = Proposed Volume - Existing Volume,
or (N/A) if Proposed Volume <= Existing Volume

*** Not required i.e. Proposed discharge is less than or equal to the existing discharge.

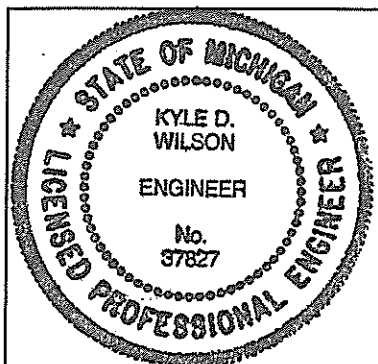
Kyle D. Wilson, P.E.

Certification

I, _____, P.E.,
have prepared the attached plans and specifications for the proposed drainage system. The proposed outlet control from this drainage system is discharged at a flow rate equal to or less than the existing flow rate conditions into the MDOT storm water conveyance system; the velocity discharged is properly dissipated; there exists sufficient storage on the permit applicant's property for all the range of flows summarized above, so that no harmful interference to MDOT ROW or adjacent properties will be caused as a result of utilizing this facility. This discharge to MDOT's stormwater system will not cause a violation of MDOT's National Pollution Discharge Elimination System storm water discharge permit.

 _____, P.E.

Michigan Professional Engineer License Number: 6201037827



This document shall be sealed in the space provided to the left and submitted with the permit package.

Proposed Parking Lot Improvements
Stormwater Flows to Vine Street Right of Way

Project:	900 Vine Street
Project #:	1.5E+07
Date:	11/20/15

Discharge
 $Q=CIA$

C= 0.45
 $I_{10}= 3.8$ in/hr ($T_c = 15$ minutes)
 $I_{50}= 5.68$ in/hr ($T_c = 15$ minutes)
 $I_{100}= 6.64$ in/hr ($T_c = 15$ minutes)
A= 0.5 Acres

$Q_{10}= 0.9$ cfs
$Q_{50}= 1.3$ cfs
$Q_{100}= 1.5$ cfs

Volume

$Vol=Total\ Rainfall(24\ hour)*Area*C-dev$

Rainfall $_{10}= 3.52$ inches
0.29 feet
Rainfall $_{50}= 5.27$ inches
0.44 feet
Rainfall $_{100}= 6.15$ inches
0.51 feet
A= 0.5 Acres
21780 ft²
C= 0.45

Vol $_{10}= 2,875$ ft ³
Vol $_{50}= 4,304$ ft ³
Vol $_{100}= 5,023$ ft ³

Developed Without Detention

Discharge
 $Q=CIA$

C= 0.9
 $I_{10}= 3.60$ in/hr ($T_c = 15$ minutes)
 $I_{50}= 5.24$ in/hr ($T_c = 15$ minutes)
 $I_{100}= 6.07$ in/hr ($T_c = 15$ minutes)
A= 0.5 Acres

$Q_{10}= 1.6$ cfs
$Q_{50}= 2.4$ cfs
$Q_{100}= 2.7$ cfs

Velocity
 $V=Q/A$

Diameter= 12 inches
Area= 0.785 ft²

V $_{10}= 2.06$ cfs
V $_{50}= 3.00$ cfs
V $_{100}= 3.48$ cfs

Volume

$Vol=Total\ Rainfall(24\ hour)*Area*C-dev$

Rainfall $_{10}= 3.60$ inches
0.30 feet
Rainfall $_{50}= 5.24$ inches
0.44 feet
Rainfall $_{100}= 6.07$ inches
0.51 feet
A= 0.5 Acres
21780 ft²
C= 0.9

Vol $_{10}= 5,881$ ft ³
Vol $_{50}= 8,560$ ft ³
Vol $_{100}= 9,915$ ft ³

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PREPARED FOR:
Innovative Design, PC
Mark McDowell

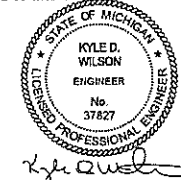
1652 E Kentview Dr. NW
Grand Rapids, MI 49505
Phone: 616.291.1745

REVISIONS:

Date	Special Use Permit - Review	Checked	By	Date	Special Use Permit - Review	Checked	By
12.01.15				12.01.15			
12.01.15				12.01.15			
12.01.15				12.01.15			
12.01.15				12.01.15			

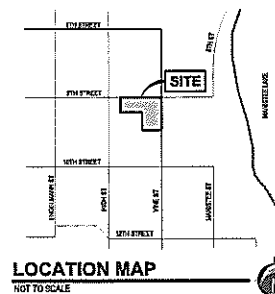
900 VINE STREET**Existing Site Conditions Plan**

900 Vine Street
PART OF FREELAND ADDITION TO THE CITY OF MANISTEE, SECTION 12,
12TH, 11TH, CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN

STAMP:

PROJECT NO:
15201654

SHEET NO:
C-201
SHEET: 1 OF 2



LOCATION MAP
NOT TO SCALE

LEGEND

	Benchmark		Phone Floor
	Catch Basin - Round		Sign
	Catch Basin - Square		Sanitary Sewer Manhole
	Deciduous Tree		Stormwater Manhole
	Electric Meter		Utility Pole
	Flag		Water Valve
	Gas Meter		Overhead Utility
	Gas Hydrant		Sanitary
	Hydrant		Storm
	Iron - Set		Fence
	Iron - Found		Asphalt
	Light Pole		Concrete
	Manhole		Building

REMOVAL / DEMOLITION NOTES

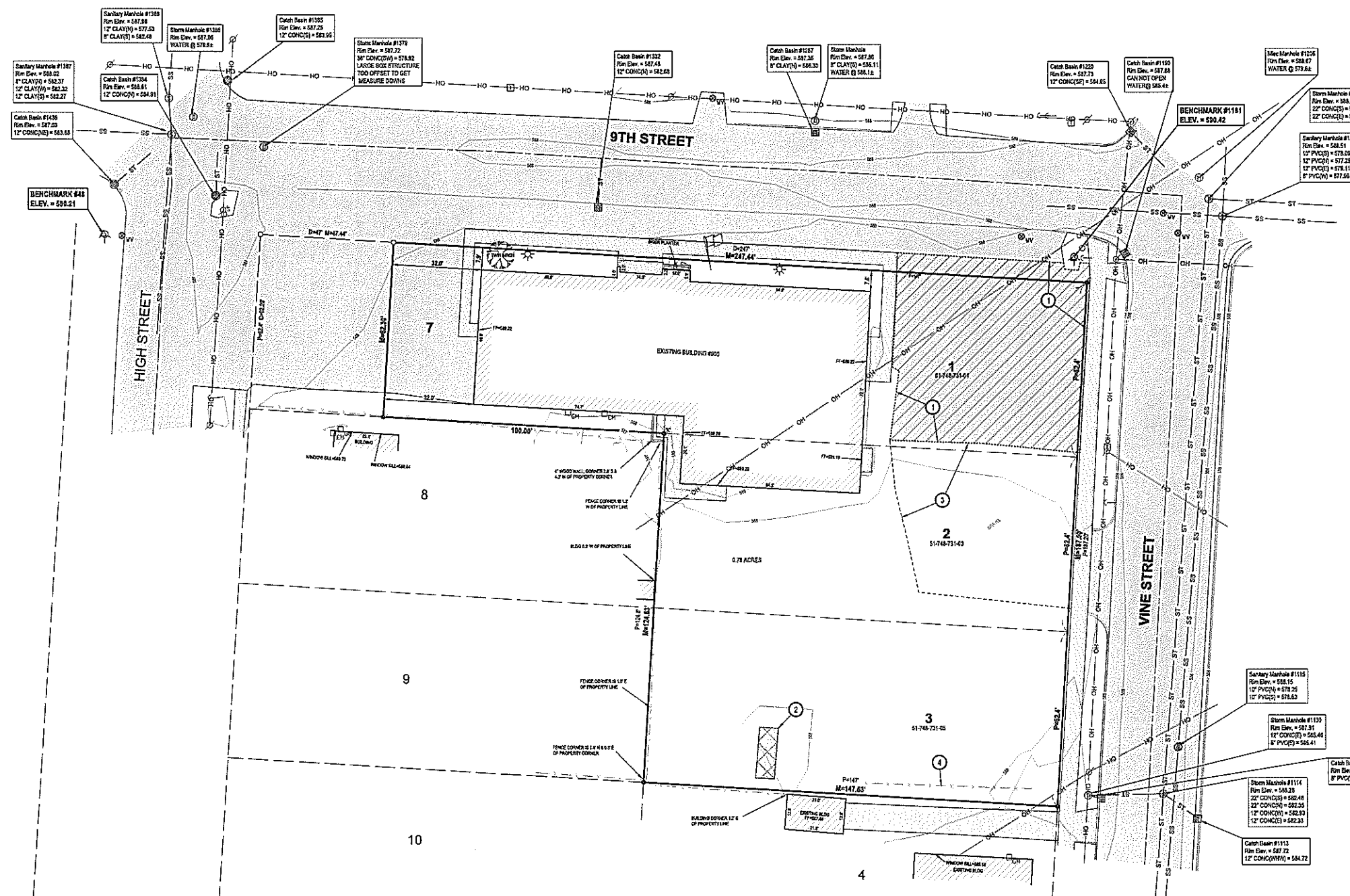
- 1 REMOVE EXISTING BITUMINOUS PAVEMENT
- 2 REMOVE EXISTING CONCRETE PAVEMENT
- 3 REMOVE EXISTING GRAVEL
- 4 REMOVE EXISTING FENCE

LEGEND

	EXISTING BITUMINOUS REMOVAL
	EXISTING CONCRETE REMOVAL

REMOVAL / DEMOLITION NOTES

1. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES AT LEAST THREE WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION OPERATIONS. THERE ARE EXISTING UNDERGROUND UTILITIES WHICH CROSS THE PROPOSED REPLACEMENT WORK AREAS. ALTHOUGH THEIR EXACT LOCATION CANNOT BE DETERMINED, IT IS KNOWN THESE UTILITIES ARE LOCATED WHERE SHOWN IN THIS PLAN. THE CONTRACTOR SHALL CONDUCT THE REQUIRED EXCAVATION IN THESE AREAS WITH EXTREME CAUTION.
2. ALL EXISTING UTILITY INFORMATION SHOWN IS TAKEN FROM EXISTING RECORDS, AND FIELD VERIFIED WHERE ACCESSIBLE ONLY. INFORMATION OBTAINED FROM EXISTING RECORDS MAY NOT BE COMPLETE OR ACCURATE. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. THE CONTRACTOR SHALL FIELD VERIFY FOR ACCURACY, LOCATION AND DEPTH.
3. BEFORE ANY WORK IS STARTED ON THE PROJECT AND AGAIN BEFORE FINAL ACCEPTANCE BY THE CITY AND BY THE OWNER, REPRESENTATIVES OF THE CITY, THE OWNER AND THE CONTRACTOR SHALL HAVE AN INSPECTION OF THE EXISTING SEWERS WITHIN THE WORK LIMITS WHICH ARE TO REMAIN IN SERVICE AND WHICH MAY BE AFFECTED BY THE WORK. THE CONDITION OF THE EXISTING UTILITIES AND THEIR APPROPRIANCES SHALL BE DETERMINED FROM FIELD OBSERVATIONS AND EXISTING VIDEO TAPES. RECORDS OF THE INSPECTIONS SHALL BE KEPT IN WRITING BY THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION WORK.
5. ALL EXISTING UTILITIES, SEWERS AND WATER LINES ARE TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL CONTACT AND COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES, MUNICIPALITIES AND AGENCIES BEFORE COMMENCING ANY WORK.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES REGARDING REMOVAL OF EXISTING POLES, OVERHEAD WIRES, UNDERGROUND UTILITIES, GUY WIRES, GAS LINES, ETC. ALL ADJUSTMENT OR RECONSTRUCTION WORK, EXCEPT FOR THOSE STRUCTURES OTHERWISE NOTED ON THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR. EXISTING APPROPRIANCES SUCH AS UTILITY POLES AND VALVES SHALL NOT BE DISTURBED BY THE CONTRACTOR DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITY SERVICE TO ALL ADJACENT PROPERTIES.
8. ALL DEBRIS SHALL BE REMOVED FROM THE SITE, AND NO STOCKPILING ON SITE SHALL BE ALLOWED UNLESS APPROVED BY THE OWNER OR THEIR REPRESENTATIVES.
9. THE CONTRACTOR SHALL LIMIT SAWCUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE REQUIRED OR AS SHOWN. ALL PAVEMENTS TO BE REMOVED SHALL BE SAWCUT TO FULL DEPTH AT ALL PAVEMENT LIMITS OR EXISTING JOINTS. IF ANY DAMAGE IS INCURRED TO ANY OF THE SURROUNDING PAVEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR AT NO ADDITIONAL COST TO ANYONE ELSE, INCLUDING THE CITY OR OWNER.
10. ASPHALT AREAS SHOWN TO BE SAWCUT AND REMOVED FULL DEPTH ARE ACTUAL FACE OF PROPOSED CURBS. IT WILL BE NECESSARY TO MAKE OFF-SET SAWCUTS TO PROVIDE CLEARANCE FOR PROPOSED CURBS. THE CONTRACTOR SHALL DETRANKE THE AMOUNT OF OFF-SET NECESSARY TO CONSTRUCT THE PROPOSED CURBS. ADDITIONAL CUTS MAY BE REQUIRED TO FACILITATE THE REMOVAL OF THE EXISTING PAVEMENT, BUT THERE WILL BE NO EXTRA PAYMENT FOR ADDITIONAL CUTS. PAVEMENT SHALL BE REMOVED WITHOUT DAMAGING OR UNDERMINING THE REMAINING PAVEMENT. IF ADJACENT PAVEMENT IS DAMAGED, THE CONTRACTOR SHALL MAKE ADDITIONAL FULL DEPTH SAWCUTS AND REMOVE THE DAMAGE AREAS AS NECESSARY.
11. ALL PAVEMENT REMOVAL AREAS SHALL BE FULL PAVEMENT CROSS-SECTION REMOVAL DOWN TO NATIVE SOIL LAYER IN ACCORDANCE WITH THE GEOTECHNICAL REPORT DATED MONTH/YEAR.
12. ALL TREES WITHIN THE GRADING LIMITS SHALL BE REMOVED UNLESS OTHERWISE NOTED.

**TITLE INFORMATION**

The Title Description and Schedule B Items herein are from Lighthouse Group Manistee Abstract & Title, Commitment No. MAT 15-0221173 Rev 2, dated May 28, 2015.

TITLE DESCRIPTION

The land referred to in this commitment, situated in the City of Manistee, County of Manistee, and State of Michigan, is described as follows:

Lots 1, 2, 3, and East 100 feet of Lot 7, Block 18, the Freeland Addition to the City of Manistee, according to the Plat thereof as recorded in Liber 2-A of Plats, Manistee County Records.

SCHEDULE B - SECTION II NOTES

- 5 Easement granted to Consumers Power Company for Utility purposes over Lot 1, disclosed in Instrument recorded in Liber 79, Page 75, Manistee County Records. (DOCUMENT NOT RECEIVED OR REVIEWED.)
- 8 Reservation of Easement and other rights and privileges to Consumers Power Company as set forth in Liber 668, Page 317. (DOCUMENT NOT RECEIVED OR REVIEWED.)

BENCHMARKS

BENCHMARK #48 ELEV. = 586.21 (NAVD83)
Top of flange bolt under "E" of "E.I.W." 2.8' above grade; 22' West of the centerline of High Street & 35' South of the centerline of Ninth Street.

BENCHMARK #1181 ELEV. = 586.43 (NAVD83)
Top of flange bolt under "E" of "E.I.W." 1.8' above grade; 38' West of the centerline of Vine Street & 29' South of the centerline of Ninth Street.

SURVEYOR'S NOTES

1. An examination of the National Flood Insurance Program's Flood Insurance Rate Map for Community Number 280151, Panel Number 0002 B, with an Effective Date of March 18, 1987, shows this parcel to be located in Zone X (Areas determined to be outside 500-year flood plain). No field surveying was performed to determine this zone.
2. Utility locations are derived from actual measurements or available records. They should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
3. NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-4771 FOR UTILITY LOCATIONS ON THE GROUND.



0' 10' 20' 40'
SCALE: 1" = 20'



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: PORTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO ANY CONSTRUCTION.



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ST. LOUIS

PREPARED FOR:

Innovative Design, PC
Mark McDowell

1652 E Kentview Dr. NW
Grand Rapids, MI 49505
Phone: 616.291.1745

REVISIONS:

Title: Special Use Permit - Review	V. Date: 12.01.15
Drawn: GAN Checked: KW	S. Date: 12.01.15
Title: Special Use Permit Submittal	V. Date: 12.08.15
Drawn: GAN Checked: KW	S. Date: 12.08.15
Title: With Dumpster Location	V. Date: 12.10.15
Drawn: GAN Checked: KW	S. Date: 12.10.15

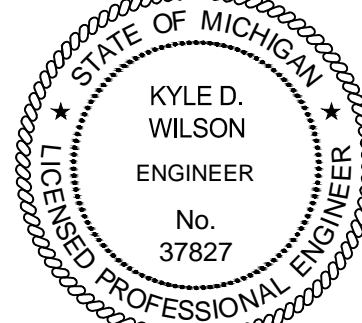
900 VINE STREET

Site Layout Plan

900 Vine Street

PART OF FREELAND ADDITION TO THE CITY OF MANISTEE, SECTION 12,
121N, RT17W, CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN

STAMP:

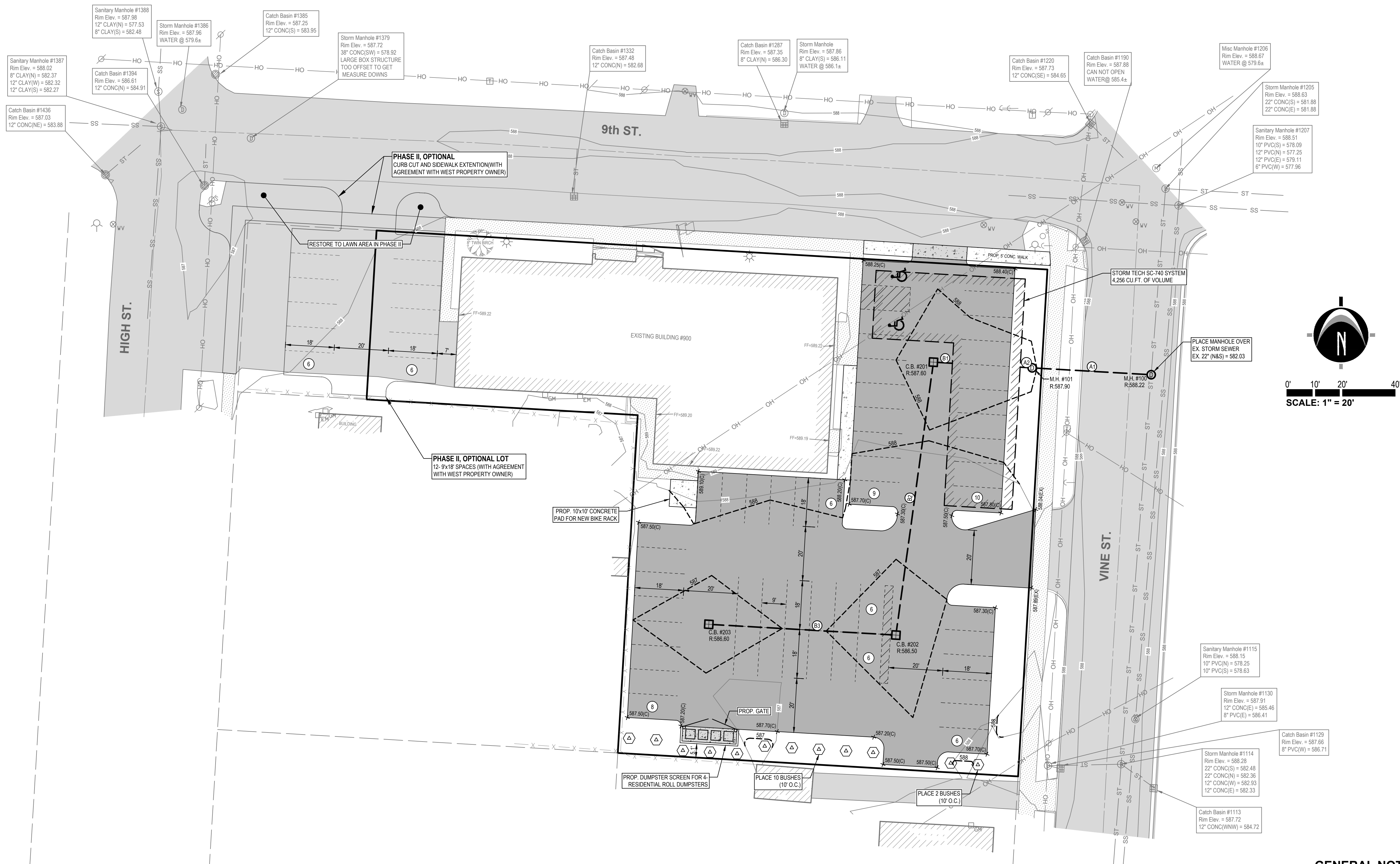


PROJECT NO:
15201654

SHEET NO:

C-205

SHEET: 2 OF 2



LEGEND

- EXISTING BITUMINOUS
- EXISTING CONCRETE
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPOSED BITUMINOUS (HEAVY DUTY)
- PROPOSED CONCRETE (STANDARD DUTY)
- PROPOSED CONCRETE (HEAVY DUTY)
- PROPOSED BUSH

GENERAL NOTES

- ZONING OF PROPERTY: R-2 MEDIUM DENSITY RESIDENTIAL
R-2 ZONING REQUIREMENTS
 - MINIMUM LOT AREA = 10,000 SQ.FT.
 - MINIMUM LOT WIDTH = 60 FT.
 - MAXIMUM BUILDING HEIGHT = 35 FT OR 2 1/2 STORIES
 - MAXIMUM LOT COVERAGE = 40%
- SETBACKS
 - FRONT YARD = 15 FT.
 - SIDE YARD = 10 FT.
 - REAR YARD = 10 FT.
- SUMMARY OF LAND USE:
 - TOTAL ACREAGE = 0.78 ACRES (33,815 SQ.FT.) (EXCLUDING R.O.W.)
 - AREA OF EXISTING BUILDING = 8,275 SQ.FT.
 - LOT COVERAGE = 24.5%
 - ZONING OF PARCELS TO NORTH, EAST, SOUTH, & WEST = R-2
- PARKING REQUIREMENTS:
 - MINIMUM REQUIRED SPACE PER TOWNSHIP = 9x18' (20' AISLE)
 - TYPICAL PARKING SPACE PROVIDED = 9x18' (20' AISLE)
 - TYPICAL BARRIER FREE SPACE = 13x18'
 - NUMBER OF SPACES PROVIDED = 51 ON SITE PLUS ON-STREET PARKING
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
- UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.
- CONTRACTOR TO FIELD VERIFY ALL INVERTS.
- THE PERMANENT PARCEL NUMBERS FOR THE SITE IS 51-748-731-01, 51-743-731-03, AND 51-748-731-05. THE ADDRESS OF THE PROPERTY IS 900 VINE STREET.
- NO FENCES OR WALLS OTHER THAN WHAT IS SHOWN ON THE SITE PLAN ARE PROPOSED AT THIS TIME.
- THIS PROJECT SHALL CONFORM TO THE MANISTEE COUNTY SOIL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
- STORM WATER MANAGEMENT FOR THE SITE SHALL BE IN ACCORDANCE WITH THE CITY OF MANISTEE STORM WATER CONTROL ORDINANCE.
- ALL SIGNAGE WILL BE IN ACCORDANCE WITH CITY OF MANISTEE ZONING ORDINANCE, ARTICLE 21.
- ANY PROPOSED LIGHTING WILL BE IN ACCORDANCE WITH CITY OF MANISTEE ZONING ORDINANCE, ARTICLE 5, SECTION 525.

STORM SEWER DRAINAGE STRUCTURES				
PROP.	RIM	INVERTS	DIA.	TYPE
100	588.22	12" W. INV.=582.10	4'	Concentric Cylindrical Structure
101	587.90	12" E. INV.=582.32 12" W. INV.=582.32	4'	Concentric Cylindrical Structure
201	587.60	12" E. INV.=583.25 12" S. INV.=583.25	4'	Concentric Cylindrical Structure
202	586.50	12" N. INV.=583.75 12" W. INV.=583.76	4'	Concentric Cylindrical Structure
203	586.60	12" E. INV.=584.10	4'	Concentric Cylindrical Structure

STORM SEWER DRAINAGE PIPES				
#	LENGTH	DIA.	SLOPE	MATERIAL
A1	44'	12"	0.50%	SLCPP
A2	4'	12"	0.50%	SLCPP
B1	7'	12"	0.50%	SLCPP
B2	101'	12"	0.50%	SLCPP
B3	69'	12"	0.50%	SLCPP



Know what's below.
CALL before you dig.

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NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLAN" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.